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Document Number Only

C T CORPORATION SYSTEM

Requestor's Name
660 East Jefferson Street

Address
Tallahassee, Florida 32301

City State Zip Phone
904-222-1092

CORPORATION(S) NAME

8000001815418
-05/09/96--01087--008
*****70.00 *****70.00

Laureate Realty Services, Inc

SECRETARY OF STATE
DIVISION OF CORPORATIONS

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<input checked="" type="checkbox"/> Profit	<input type="checkbox"/> Amendment	<input type="checkbox"/> Merger
<input type="checkbox"/> NonProfit	<input type="checkbox"/> Dissolution/Withdrawal	<input type="checkbox"/> Mark
<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Annual Report	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Foreign	<input type="checkbox"/> Reservation	<input type="checkbox"/> Change of R.A.
<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Photo Copies	<input type="checkbox"/> Fictitious Name
<input type="checkbox"/> Reinstatement	<input type="checkbox"/> CUS/ G/S	
<input type="checkbox"/> Certified Copy		
<input type="checkbox"/> Call When Ready	<input type="checkbox"/> Call if Problem	<input type="checkbox"/> After 4:30
<input checked="" type="checkbox"/> Walk In	<input type="checkbox"/> Will Wait	<input checked="" type="checkbox"/> Pick Up
<input type="checkbox"/> Mail Out		

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APPLICATION BY FOREIGN CORPORATION FOR AUTHORIZATION
TRANSACTION BUSINESS IN FLORIDA

IN COMPLIANCE WITH SECTION 607.1503, FLORIDA STATUTES, THE FOLLOWING IS
SUBMITTED TO REGISTER A FOREIGN CORPORATION TO TRANSACTION BUSINESS IN THE
STATE OF FLORIDA:

1. Laureate Realty Services, Inc.

(Name of corporation: must include the word "INCORPORATED", "COMPANY", "CORPORATION", or words or
abbreviations of like import in language as will clearly indicate that it is a corporation instead of a natural person
or partnership if not so contained in the name at present.)

2. South Carolina

(State or country under the law of which it is incorporated)

3. 57-10-7243

(FEI number, if applicable)

4. August 26, 1994

(Date of incorporation)

5. Perpetual

(Duration: Year corp. will cease to exist or "perpetual")

6. Upon or following Qualification

(Date first transacted business in Florida. (See sections 607.1501, 607.1502, and 617.156, F.S.))

7. 1901 Main Street, Suite 650, Columbia, South Carolina 29201

(Current mailing address)

8. Commercial mortgage loan origination and servicing

(Purpose(s) of corporation authorized in home state or country to be carried out in the state of
Florida)

9. Name and street address of Florida registered agent:

Name: C T Corporation System

Office Address: c/o C T Corporation System, 1200 South Pine
Island Road

Plantation, Florida, 33324
(Zip Code)

10. Registered agent acceptance:

Having been named as registered agent and to accept service of process for the above stated corporation at the place
designated in this application. I hereby accept the appointment as registered agent and agree to act in this capacity. I
further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties,
and I am familiar with and accept the obligation of my position as registered agent.

C T Corporation System

Mary R. Adams
(Registered agent's signature) (Officer)

MARY R. ADAMS, ASST. SECY.
(Type Name and Title of Officer)

11. Attached is a certificate of existence duly authenticated, not more than 90 days prior to delivery of this application to the Department of State, by the Secretary of State or other official having custody of corporate records in the jurisdiction under the law of which it is incorporated.

12. Names and addresses of officers and/or directors:

A. DIRECTORS

Chairman: see attached list of officers and directors

Address: _____

Vice Chairman: Not Applicable

Address: _____

Director: see attached list of officers and directors

Address: _____

Director: _____

Address: _____

B. OFFICERS

President: see attached list of officers and directors

Address: _____

Vice President: _____

Address: _____


Secretary: _____

Address: _____

Treasurer: _____

Address: _____

NOTE: If necessary, you may attach an addendum to the application listing additional officers and/or directors.

13.  _____
(Signature of Chairman, Vice Chairman, or any officer listed in number 12 of the application)

14. H. Jackson Upchurch, Jr., Chairman of the Board _____
(Typed or printed name and capacity of person signing application)

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EXHIBIT A

STATE OF FLORIDA

APPLICATION BY FOREIGN CORPORATION
FOR AUTHORIZATION TO TRANSACT BUSINESS
IN FLORIDA

DIRECTOR

<u>Name</u>	<u>Street Address</u>
H. Jackson Upchurch, Jr.	1901 Main Street, Suite 650 Columbia SC 29201
Thomas S. Dennard	212 South Tryon Street, Suite 350 Charlotte NC 28281
Edward J. Sebastian	1901 Main Street, Suite 650 Columbia SC 29201
John W. Currie	1301 Gervais Street, 17th Floor Columbia SC 29201

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OFFICERS

<u>Name</u>	<u>Office/Title</u>	<u>Street Address</u>
H. Jackson Upchurch, Jr.	Chairman of the Board	1901 Main Street Suite 650 Columbia SC 29201
Thomas S. Dennard	President and Chief Executive Officer	212 South Tryon Street Suite 350 Charlotte NC 28281
Joseph A. Shaffer	Chief Financial Officer and Assistant Secretary	1901 Main Street Suite 650 Columbia SC 29201
Ted King	Senior Vice President and Chief Operating Officer	212 South Tryon Street Suite 350 Charlotte NC 28281
John W. Currie	Secretary	1301 Gervais Street 17th Floor Columbia SC 29201

The State of South Carolina



Office of Secretary of State Jim Miles

Certificate of Existence

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SECRETARY OF STATE
DIVISION OF CORPORATIONS

I, Jim Miles, Secretary of State of South Carolina Hereby certify that:

LAUREATE REALTY SERVICES, INC.,

a corporation duly organized under the laws of the State of South Carolina on **August 26th, 1994**, and having a perpetual duration unless otherwise indicated below, has as of the date hereof filed all reports due this office, paid all fees, taxes and penalties owed to the Secretary of State, that the Secretary of State has not mailed notice to the Corporation that it is subject to being dissolved by administrative action pursuant to Section 33-14-210 of the South Carolina Code, and that the corporation has not filed articles of dissolution as of the date hereof.

Given under my Hand and the Great Seal of
the State at Columbia this 2nd day of
April, 1996.

A handwritten signature of Jim Miles in black ink, written over a horizontal line.

Jim Miles, Secretary of State